

# CRISPIN COVE

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 1, TWP. 31, RGE. 23

KNOW ALL PERSONS BY THESE PRESENTS: That Pulte Homes of Minnesota LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East, 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest corner thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the West 208.708 feet, as measured at right angles to the West line thereof. Also except the South 290.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East, 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest corner thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81

AND

The South 300.00 feet of the North 827.61 feet as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota.

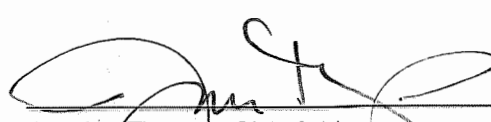
EXCEPT

Parcels 13 and 13A, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder.

Has caused the same to be surveyed and platted as CRISPIN COVE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 17 and County State Aid Highway No. 14 as shown on this plat.

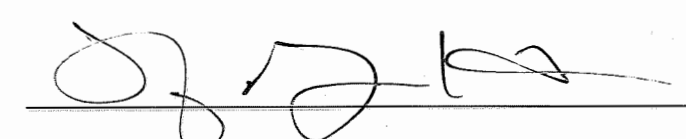
In witness whereof said Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 25 day of JUNE, 2024.

PULTE HOMES OF MINNESOTA LLC

  
\_\_\_\_\_  
Jamie Tharp, Chief Manager

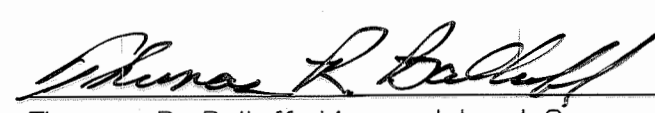
STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me on this 25 day of JUNE, 2024 by Jamie Tharp, Chief Manager of Pulte Homes of Minnesota LLC, a Minnesota limited liability company, on behalf of the company.

  
\_\_\_\_\_  
JENNIFER MUJWID-HICKMAN (Printed)  
Notary Public, DAKOTA COUNTY, MINNESOTA  
My commission expires JANUARY 31, 2026

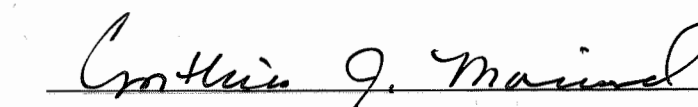
I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 24<sup>th</sup> day of JUNE, 2024.

  
\_\_\_\_\_  
Thomas R. Balluff, Licensed Land Surveyor  
Minnesota License No. 40361

STATE OF MINNESOTA  
COUNTY OF ANOKA


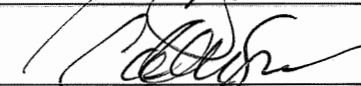
This instrument was acknowledged before me on this 24<sup>th</sup> day of JUNE, 2024 by Thomas R. Balluff.

  
\_\_\_\_\_  
Cynthia J. Morical (Printed)  
Notary Public, Hennepin County, Minnesota  
My commission expires January 31, 2025

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

This plat of CRISPIN COVE was approved and accepted by the City Council of the City of Blaine, Minnesota at a regular meeting thereof held this 17<sup>th</sup> day of JUNE, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLAINE, MINNESOTA

By:  Mayor  
By:  Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9<sup>th</sup> day of JULY, 2024.

  
\_\_\_\_\_  
David M. Ziegler  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER



Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2024 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 9<sup>th</sup> day of JULY, 2024.

  
\_\_\_\_\_  
Pamela J LeBlanc  
Property Tax Administrator  
By:  Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of CRISPIN COVE was filed in the office of the County Recorder/Registrar of Titles for public record on this 9<sup>th</sup> day of JULY, 2024, at 10:05 o'clock A.M. and was duly recorded as Document Number 2417386.002

  
\_\_\_\_\_  
Pamela J LeBlanc  
County Recorder/Registrar of Title  
By:  Deputy



# CRISPIN COVE

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 1, TWP. 31, RGE. 23

DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:

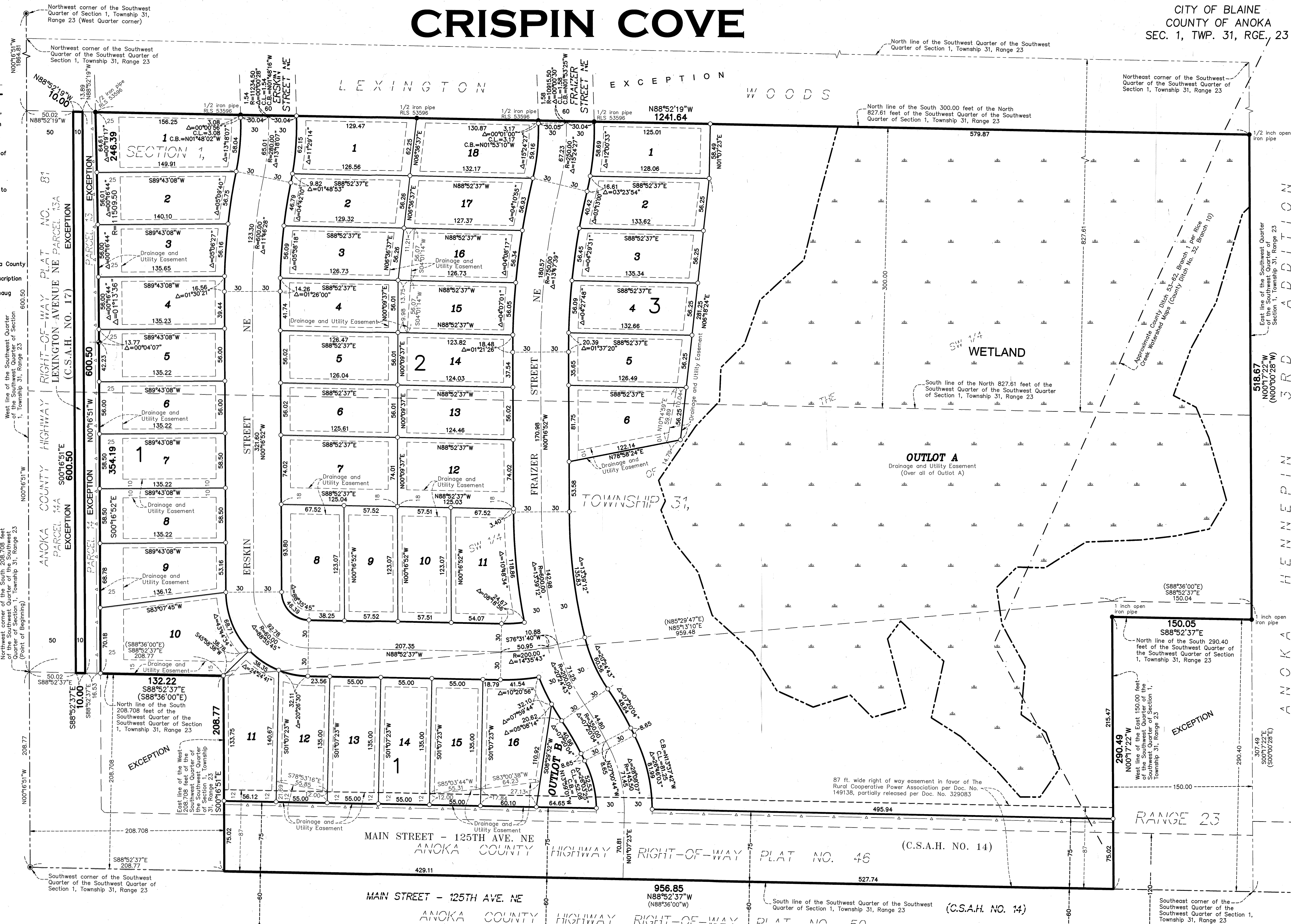
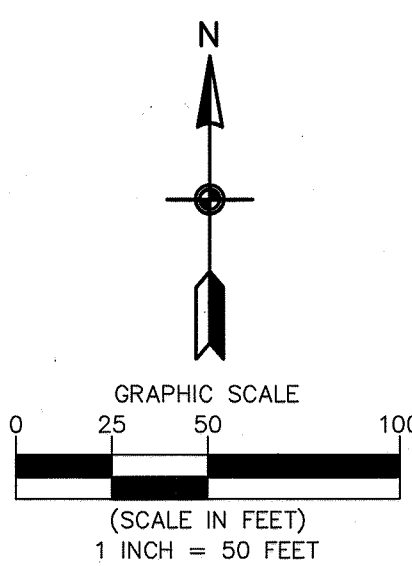
being 5 feet in width, and adjoining side lot lines,  
and 10 feet in width and adjoining right of way  
lines and rear lot lines unless otherwise shown on  
this plat.

For the purposes of this plat, the South line of  
the Southwest Quarter of the Southwest Quarter  
of Section 1, Township 31, Range 23 is assumed to  
have a bearing of S88°52'37"E.

- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes found iron monument, as noted
- ⊙ Denotes Found Anoka County Cast Iron Section Monument
- ⬢ Denotes Found Anoka County Right of Way Monument
- △ Denotes Right of Access Dedicated to Anoka County

(S88°36'00"E) Denotes deed bearing per parcel description

Denotes wetlands delineated by Kjelhaug Environmental Services, Inc. in 2022.



MAIN STREET  
125TH AVE. NE  
(C.S.A.H. NO. 14)

LEXINGTON AVENUE NE  
(C.S.A.H. NO. 17)

RENOVATION CHURCH 2ND ADDITION

PARKSIDE NORTH 5TH ADDITION

